

REPORT TO THE HEARING OFFICER

HEARING DATE: October 20, 2004 REPORT NO. HO-04-162

ATTENTION: Hearing Officer

SUBJECT: BUI RESIDENCE PROJECT NO: 11353

LOCATION: 5262 Cromwell Court

APPLICANT: Hoa Van Bui and Huong Hue Ly

SUMMARY

Requested Action - Should the Hearing Officer approve Site Development Permit No. 21563 for the construction of a new two-story single family residence with an attached four car garage where environmentally sensitive lands exist?

Staff Recommendation - Approve Site Development Permit No. 21563.

Community Planning Group Recommendation - On December 2, 2003, the Normal Heights Community Planning Committee voted 4-0-1 in favor of the proposed Site Development Permit with no conditions.

Environmental Review - Negative Declaration No. 11353 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines.

BACKGROUND

The project site is located at 5262 Cromwell Court which is a cul-de-sac overlooking Mission Valley with steep slopes to the west and north. The property is in the RS-1-1 and RS-1-7 Zones within the Normal Heights neighborhood of the Mid-City Communities Plan. The site is designated in the plan for single family residential development. The site is vacant and a new

4,973-square-foot, three-story, single family residence with an attached 790 square-foot four car garage will be built. The site was originally developed with a single family residence with an attached garage that was destroyed in the Normal Heights fire in June 1985. No new structures have been built since that time. Two existing retaining walls will be retained on the property in conjunction with the new development.

The proposed residence would be located on the building pad of the original structure. The new three-story residence consists of a foyer, living room, kitchen, dining room, office/library, laundry room, powder room, a bedroom with full bath and a four car garage on the first floor. The second floor consist of a master bedroom and bathroom, a bedroom with bath, two bedrooms with a shared bath, a home theater with powder room and exterior balconies. The third floor consists of a den. The exterior of the structure will be stucco with tile roofing. A Site Development Permit is required because the lot is greater than 15,000 square-feet and contain steep hillsides.

DISCUSSION

The proposed project would be consistent with the existing adjacent single-family residential developments in the area. The structure of the home complies with the RS-1-1 and RS-1-7 zone. There is no request to deviate from these regulations. The project site is located in Geologic Hazard Category 53 and is characterized by level or of having sloping terrain. The applicant proposes to grade 80 cubic yards of cut for a maximum cut of four feet and 95 cubic yards of fill for a maximum depth of fill of 20 feet.

Remedial grading is proposed to remove and re-compact existing fill soils. All grading would be confined to the flat portion of the lot. New retaining walls with a maximum of height of 10'-0" are proposed along both sides of the new residence and along the rear at the top of the slope.

Adjacent development includes newer and older single-family residential developments. The proposal is consistent with the prescribed residential land use of the Mid-City Communities Plan and a condition has been placed in the permit for the maintenance of adequate off-street parking. Other conditions related to landscaping and engineering are also found in the permit. This site as well as other sites along Cromwell Court contain steep slopes that vary in degree. The site is no different and does contain steep hillsides. Because this project proposes to build the new single-family residence on the existing building pad of the destroyed home, there will be little or no significant impacts to the steep hillsides.

The Normal Heights Community Planning Committee voted in favor of this project with no recommended conditions and as of this date, staff has not received any opposition to the proposed project. The project will comply with all applicable zoning, building and fire codes which regulate this type of development.

ALTERNATIVE

1. Approve Site Development Permit No. 21563, with modifications.
2. Deny Site Development Permit No. 21563, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Linda D. French, Development Project Manager

Attachments:

1. Draft Permit with Conditions
2. Draft Resolution with Findings
3. Project Data Sheet
4. Project Chronology
5. Copy of Project Plans (forwarded to HO)
6. Copy of Public Notice (forwarded to HO)
7. Copy of Environmental Document (forwarded to HO)

Job Order Number 42-2154

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